



Maryland Department of Planning

Sustainable _____ Attainable

March 27, 2014

Philip Hager, Director
Carroll County Land Use, Planning, and Development
225 North Center St.
Westminster, MD21157

Dear Mr. Hager: *Phil*

I am writing to you about the Carroll County Master Plan Update. As you know, local Comprehensive Plans create a great opportunity for collaboration between local governments and state agencies. While non-charter counties and municipalities are required to share draft copies with external stakeholders through the 60-day review process, MDP and our sister state agencies have always offered technical assistance and resource collaboration in advance of this review period. This assistance has included data sharing, meetings with state agency staff on technical matters as well as collaborating on pre-60 day review and comments.

To date, we have not received any preliminary information from your office about the Master Plan Update. We have had to pull information from various other sources. Based on what we have been able to review, we have identified some areas of concern. It appears that the Plan proposes increasing areas of a new land use category of very low density residential use that would qualify as Tier 3 under the Septics Law. Please let us know what the proposed densities are and what clustering provisions are proposed for these areas. There also appears to be an abundance of very low density residential use proposed in the reservoir area. We are concerned about the impact of this very low residential use on the reservoir watershed as well as the impact that proposed land uses in the Freedom and Finksburg areas will have on water quality in the reservoir area.

As part of the Carroll County comprehensive plan update, the County should determine whether the water and sewer and pollution and/or natural resource impact analysis found in the 2010 WRE is still valid. If it is determined that the WRE does not adequately account for the impacts of the draft land use plan, the WRE should be updated. We recommend the County include recommended strategies in the WRE for addressing constraints (expanding WWTP capacity, minimizing future nonpoint source pollution, etc.) and/or should revise its land use plan to limit future impacts and demand.

We recognize that you are nearing the release of your draft. I would like to reiterate MDP's offer to provide pre-60 day review and comment so that we can make more meaningful comments during the 60 day review itself.

If you are interested in discussing this matter further please contact me at (410) 767-4553, or our regional planner, Melissa Appler, at 410-767-4468.

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

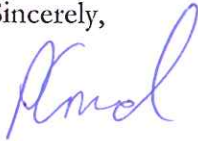
Richard Eberhart Hall, AICP, Secretary
Amanda Stakem Conn, Esq., Deputy Secretary

Mr. Philip Hager

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Sincerely,



Peter G. Conrad, AICP

Director of Local Planning Assistance

cc: Board of County Commissioners

Alec Yeo, Chairman, Carroll County Planning Commission

Secretary Richard E. Hall, MDP

Rich Josephson, MDP

Virginia Kearney, MDE

Melissa Appler, MDP